

026.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

860,000 / 860,000

USE VALUE:

860,000 / 860,000

ASSESSED:

860,000 / 860,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		WINDSOR ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PERRY SAMUEL R & LINDSEY S	
Owner 2:	
Owner 3:	

Street 1: 75 WINDSOR ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: PELLEGRINO JOSEPH J -
Owner 2: LIFE ESTATE -
Street 1: 75 WINDSOR ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains 5,058 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2168 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5058		Sq. Ft.	Site		0	80.	1.13	1									457,393						457,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										17886
										GIS Ref
										GIS Ref
										Insp Date
										07/29/17

!2177!

USER DEFINED

Prior Id # 1:	17886
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:39:14
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
Parcel ID										
026.0-0005-0004.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	402,800	0	5,058.	457,400	860,200	860,200	Year End Roll	12/18/2019
2019	104	FV	355,700	0	5,058.	486,000	841,700	841,700	Year End Roll	1/3/2019
2018	104	FV	355,700	0	5,058.	354,500	710,200	710,200	Year End Roll	12/20/2017
2017	104	FV	333,700	0	5,058.	308,700	642,400	642,400	Year End Roll	1/3/2017
2016	104	FV	333,700	0	5,058.	263,000	596,700	596,700	Year End	1/4/2016
2015	104	FV	297,500	0	5,058.	257,300	554,800	554,800	Year End Roll	12/11/2014
2014	104	FV	297,500	0	5,058.	211,500	509,000	509,000	Year End Roll	12/16/2013
2013	104	FV	309,500	0	5,058.	201,300	510,800	510,800		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
PELLEGRINO JOSE	69639-16		7/20/2017		882,000	No	No				
PELLEGRINO JOSE	35720-518		6/20/2002	Family		1	No	No	JOSEPH J PELLIGRINO D.O.D 7/17/2017.		
	13168-234		4/1/1977		22,750	No	No	Y			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/9/2010	617	Re-Roof	7,000						1/30/2018	SQ Returned	MM	Mary M
									7/29/2017	MEAS&NOTICE	HS	Hanne S
									1/13/2009	Meas/Inspect	345	PATRIOT
									11/3/1999	Inspected	267	PATRIOT
									10/1/1999	Mailer Sent		
									10/1/1999	Measured	256	PATRIOT
									11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

